



## FOR CLERK USE ONLY

City Council

Item No. 12CITY COUNCIL AGENDA  
FACT SHEET

Community Development Svc

Department

February 2, 2010

Requested Date

## 1. Request:

Council Approval

☒Information Only/  
Presentation☐

Other (specify)

☐

Hearing

☐

## 2. Requested Action:

Approve request for Joint Use of Parking facilities at the Calexico 10 theatres pursuant to Section 17.13.166 of the Municipal code.

## 3. Fiscal Impact:

Revenue:

Increase

☐

Source:

Decrease

☐

Amount:

\$

Cost:

Increase

☐

Source:

N/A

Decrease

☐

Amount:

\$

Does Not Apply ☒

## 4. Reviewed By:

Finance Dept. on

By:

Comments:

City Attorney on

By:

Comments:

Note: Back up must be submitted along with this form. Deadline is 5:00 p.m., 2 Fridays before the scheduled meeting date.

## CLERK USE ONLY:

CITY COUNCIL DATE:

Action

☐

Filing

☐

Consent

☐

Presentation

☐

Hearing

☐

Other(specify)

☐

Reviewed by: City Clerk

City Manager


Date

Date

**CITY OF CALEXICO  
CITY COUNCIL  
AGENDA REPORT**

**SUBJECT:** Joint Use of Parking Facilities approval at the Calexico 10 Theatres pursuant to Section 17.13.166 of the CMC.

**AGENDA DATE** February 2, 2010

**PREPARED BY:** Armando G. Villa, Director of Planning & Community Development 

**APPROVED FOR  
AGENDA BY:** Victor Carrillo, City Manager

**RECOMMENDATION:** Approve the request for Joint Use of Parking facilities by upholding Planning Commission Resolution No. 2010-05.

**FISCAL IMPACT:** None.

**BACKGROUND INFORMATION:**

At their regular meeting of January 25, 2010, the Planning Commission approved Resolution No. 2010-05 recommending to the City Council approval of Joint Use of parking facilities pursuant to Section 17.13.166 of the Calexico Municipal Code (CMC).

**DISCUSSION:**

Section 17.13.166 "Joint Use" states: *"the city planning commission with approval of the city council may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified..."*

Staff found the proposed request consistent and allowable pursuant to the requirements of 17.13.166 CMC on the basis that the existing parking lot is extremely underutilized. Also, the request meets conditions specified due to the fact that the operation of a theatre and the proposed medical office do not have conflicting peak demand times and the property owner (RDA) is agreeable to the recordation of a reciprocal parking and access agreement (*legal agreement*).

**Attachment:**

**Planning Commission Resolution No. 2010-05  
Planning Commission Staff Report and supporting documentation**



## PLANNING COMMISSION STAFF REPORT

**DATE:** Monday, January 25, 2010

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Armando G. Villa, Director of Planning and Community Development *agv*

**PROJECT TITLE:** Planning Commission Determination for Joint Use of Parking Facilities at the Calexico 10 Theatres.

**APPLICANT:** City of Calexico Community Redevelopment Agency

### PROJECT REQUESTS

The City of Calexico Redevelopment Agency has submitted an application for Joint Use of parking facilities at 2441 Scaroni Road (Calexico 10 Theatres) pursuant to Section 17.13.166 of the Calexico Municipal Code (CMC).

### BACKGROUND

The City of Calexico Redevelopment Agency submitted a Tentative Parcel Map application which proposed the subdivision of a single parcel of land containing approximately 4.86 acres into 3 parcels. The three parcel subdivision was approved by the Planning Commission at its meeting held on July 27, 2009. Parcel#1 is approximately 1.23 acres. Parcel #2 is approximately 1.37 acres in size and Parcel#3 (theatre site) is about 2.26 acres in size.

Additionally, at their regular meeting held on January 11, 2010, the Planning Commission adopted Resolution No. 2010-04 finding the transfer of land agreement between Pacific Media Properties in conformity with the General Plan. This request sets in place the sale of Parcel No. 1 as directed by the Redevelopment Agency Board.

The Redevelopment Agency Board (Agency) entered into an agreement with Pacific Media Properties dba Medical Office Building, LLC (MOB) for the proposed transfer and sale of Parcel No. 1 at 2441 Scaroni Road. MOB intends to build a medical office building that will provide medical services such as laboratory, imaging, and other ancillary medical services. The proposal is under review by the Community Development Department pending approval of the project pursuant to Section 17.01.710 (Development Review Procedures).

**PROJECT TITLE: PLANNING COMMISSION DETERMINATION FOR JOINT USE  
OF PARKING FACILITIES- CALEXICO 10 THEATRE SITE**

**PROJECT LOCATION AND SETTING**

The project site is generally located north of Cole Road and West of Hwy. 111, along the Scaroni frontage Road. The project site consists of a developed parcel of commercial land containing the Calexico Ten Theater located at 2441 Scaroni Road. The theater was constructed in 1996 with approximately 396 off-street parking spaces provided at the time.

The 4.86 acre site is a major gateway to the city and fronts along Hwy. 111 and the Scaroni frontage Road. The site is bordered to the North by a hotel; to the South by a hotel; to the West by vacant land; and to the East by the Wal Mart shopping center. The site is bordered on the North, South, East and West by the CH, Commercial Highway zone.

The project site is presently designated Commercial Highway according to the General Plan and has been used as the site of the Calexico Ten Theater for the last thirteen years. The project site is generally flat and lies at an elevation of approximately Mean Sea Level (MSL).

**ENVIRONMENTAL SETTING**

	<b>EXISTING LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>Project Site</b>	<i>Theater</i>	<i>C-H, Commercial Highway</i>	<i>Commercial Highway</i>
<b>North</b>	<i>Hotel</i>	<i>C-H, Commercial Highway</i>	<i>Commercial Highway</i>
<b>South</b>	<i>Hotel</i>	<i>C-H, Commercial Highway</i>	<i>Commercial Highway</i>
<b>East</b>	<i>Vacant Land</i>	<i>C-H, Commercial Highway</i>	<i>Commercial Highway</i>
<b>West</b>	<i>Shopping Center</i>	<i>C-H, Commercial Highway</i>	<i>Commercial Highway</i>

**DISCUSSION AND ANALYSIS**

Currently, the existing facility accommodates approximately 396 parking spaces for sole use of the theatre facility. This is consistent with Zoning parking requirements.

A parking survey conducted during the week of December 29, 2009 thru January 6, 2010 revealed that the theatre parking facility is severely underutilized. Parking counts were taken at 12:50 PM thru 8:00 PM which is believed to be the peak demand times for theatres. It was observed that parking demand times is the greatest during the 5:00 PM thru 8:00 PM hours. The survey revealed that at the busiest time (8:00 PM), the most parking spaces used were 57 spaces which represent approximately 15% of the parking facility. This is attributed to the fact that theatre attendance has declined due to the opening of the 14-Plex theatre located at the Imperial Valley Mall. Additionally, most parents drop-off their kids thus avoiding the need for parking.

Consequently, the parking survey revealed that out of the 396 parking spaces, only 57 maximum are being used. This leaves approximately 339 spaces or 85% of the parking facility available for joint use as it is being requested.

January 25, 2010

PAGE 3 of 4

**PROJECT TITLE: PLANNING COMMISSION DETERMINATION FOR JOINT USE  
OF PARKING FACILITIES- CALEXICO 10 THEATRE SITE**

Parcel No. 1 currently contains approximately 140 parking spaces which are part of the 396 spaces throughout the facility. The new proposed building would displace approximately 68 parking spaces. This leaves approximately 72 parking spaces available for Parcel No. 1 use. The proposed two-story building is approximately 25,000 sf. hence requiring approximately 100 spaces (1sp/250 sf). This means that the Parcel No. 1 development could be short approximately 28 parking spaces ( $100-72=28$ ). Consequently, a need for approximately 28% of the required parking for the 25,000 sf. medical facility.

In combination, the above illustrates that the 396 parking space facility could accommodate the request for joint use between the existing theatre and the newly proposed medical use building while creating minimal to no negative parking impacts.

Section 17.13.166 "Joint Use" states: *"the City Planning Commission with approval of the City Council may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified..."* additionally, conditions for allowing joint use include the following:

1. *"The building or use for which an application is being made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within one hundred and fifty feet of such parking facility;"*
2. *"The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed;"*
3. *"Parties concerned in the joint use of off-street parking facilities shall evidence agreements for such joint use by a proper legal instrument approved by the city council as form and content. Such instrument when approved as conforming to the provisions of this title shall be recorded in the office of the county recorders and copies thereof filed with the planning commission and the city council."*

Given the above, the request for joint use is consistent with the allowances permitted by Section 17.13.166 CMC in that the request does not exceed 50% of the required parking for Parcel No. 1. Also, the request meets conditions 1 thru 3 above due to the fact that the operation of a theatre and the medical office do not have conflicting peak demand times and the property owner (RDA) is agreeable to the recordation of a reciprocal parking and access agreement (*legal agreement*).

Peak demand time for a medical office building is between 8:00AM to 5:00PM Monday thru Friday while peak demand time for theatre use is after 5:00PM Monday thru Thursday and during the weekend when the medical facility will be closed.

**RECOMMENDATIONS**

The foregoing report described the request and justification for joint use pursuant to Section 17.13.166 of the CMC.

January 25, 2010

PAGE 4 of 4

**PROJECT TITLE: PLANNING COMMISSION DETERMINATION FOR JOINT USE  
OF PARKING FACILITIES- CALEXICO 10 THEATRE SITE**

Options available to the Commission regarding the project include the following:

1. Motion to approve the project with the adoption of the required findings.
2. Motion to deny the project with the adoption of the appropriate findings against the proposal.
3. Motion to continue the hearing for further study.

It is staff's recommendation that the Planning Commission allow input from all proponents and opponents of the proposed project. It is then recommended that the project be approved by taking the following actions.

1. Motion to adopt Planning Commission Resolution No. 2010-\_\_\_, (Attachment No. 1), recommending to the City Council approval of Joint Use or parking facility.

APPROVED BY: \_\_\_\_\_

  
**ARMANDO G. VILLA, DIRECTOR OF COMMUNITY  
DEVELOPMENT**

**ATTACHMENTS**

1. Proposed Planning Commission Resolution No. 2010-\_\_\_, (Attachment No. 1), recommending to the City Council approval of Joint Use or parking facility.
2. Exhibit "A" Site Plan;
3. Planning Commission Resolution No. 2010-04 approved January 11, 2010.
4. Planning Commission Resolution No. 2009-21 approved July 27, 2009
5. Parking Survey "Calexico 10 Parking Survey"
6. Excerpts from Zoning Code Section 17.13.166.

**RESOLUTION NO. 2010-05**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF CALEXICO RECOMMENDING  
APPROVAL TO CITY COUNCIL OF JOINT USE  
OF PARKING FACILITIES PURSUANT TO  
SECTION 17.13.166 OF THE CMC.**

**WHEREAS**, public meeting was held on the request for joint use of parking facilities pursuant to Section 17.13.166 of the CMC at 2441 Scaroni Road (Calexico 10 Theatre), on January 25, 2010 in the Council Chambers, 608 Heber Avenue, Calexico, California; and

**WHEREAS**, petition was initiated by the City of Calexico Redevelopment Agency; and

**WHEREAS**, no one was present to object to the petition nor were any objections filed with the Commission; and

**WHEREAS**, The building or use for which an application is being made for authority to utilize the existing off-street parking facilities provided by another building or use is located within one hundred and fifty feet of such parking facility; and

**WHEREAS**, The applicant has shown that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed; and

**WHEREAS**, Parties concerned in the joint use of off-street parking facilities agree to evidence agreements for such joint use by a proper legal instrument in the form of a reciprocal parking and access agreement approved by the city council as form and content. Such instrument when approved as conforming to the provisions of this title shall be recorded in the office of the county recorders and copies thereof filed with the planning commission and the city council.

**NOW, THEREFORE**, be it resolved that the Planning Commission has considered the proposed request to allow joint use of parking facilities for the property located at 2441 Scaroni Road and it finds that the requested joint use is consistent with the requirement of Section 17.13.166 of the Calexico Municipal Code.

**PASSED, ADOPTED, AND APPROVED** by the Planning Commission of the City of Calexico at the regular meeting this 25<sup>th</sup> day of January, 2010.

CITY OF CALEXICO  
PLANNING COMMISSION

  
Carlton Hargrave, Chairperson

STATE OF CALIFORNIA     )  
CITY OF CALEXICO        )     ss.  
COUNTY OF IMPERIAL     )

I, Armando G. Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010-05, was duly adopted by the Planning Commission at a meeting of said Commission held on the 25<sup>th</sup> day of January, 2010, and that it was so adopted by the following vote:

ROLL CALL:           AYES: Hargrave, Higuera, Rodriguez, Cardenas, Lopez  
                      NOES:  
                      ABSENT:  
                      ABSTAIN:

ATTEST:

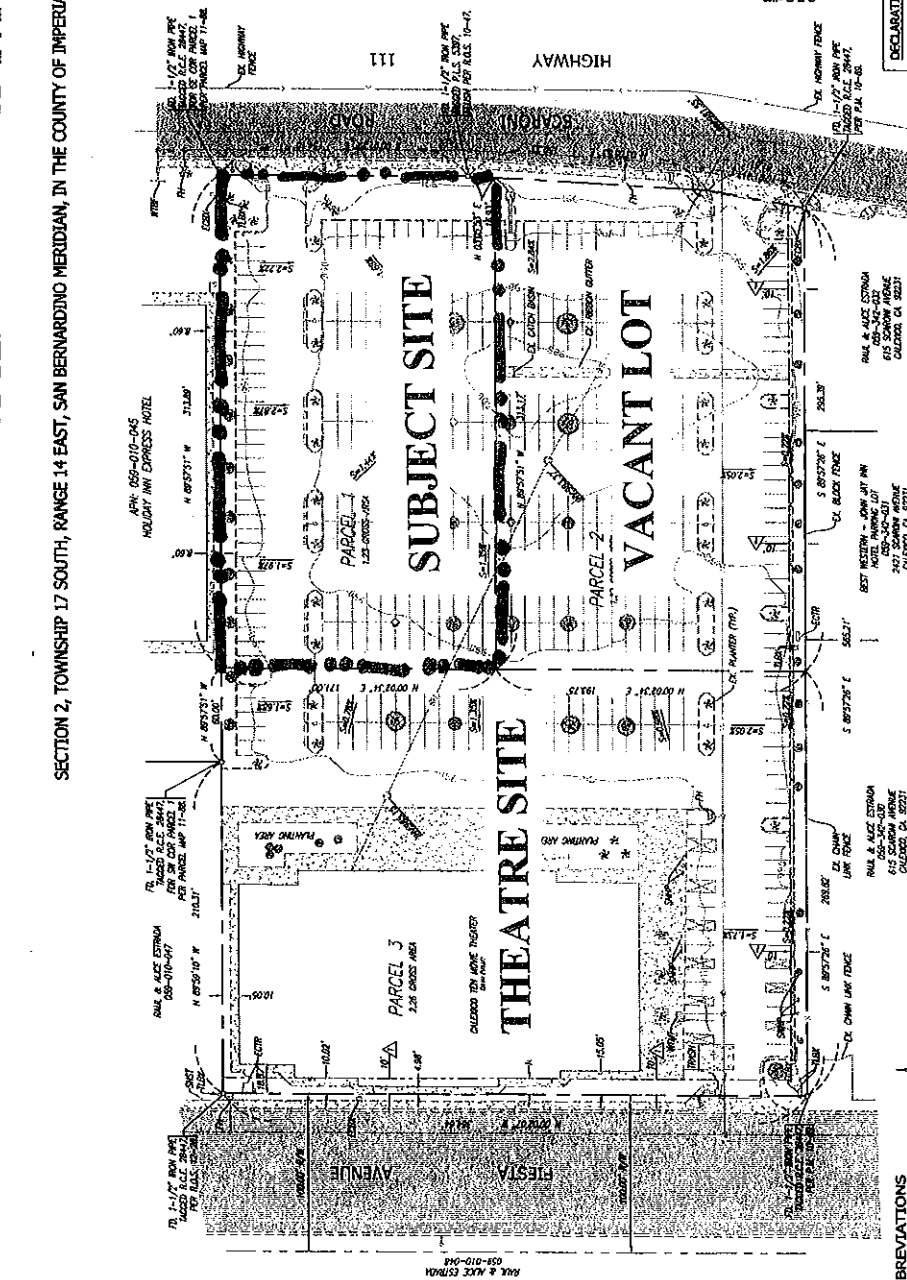


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Armando G. Villa  
Secretary – Director



**EL CENTRO**



- [illegible]

[illegible]


	DIST. ASYMMETRIC PERMANENT		DIST. MEASUREMENT (F.A.)
	DIST. CONCRETE		DIST. SIDE
	FENCE		DIST. SURVEY LINE
	DIST. ELEVATION		DIST. SWITCHING SURVEY LINE
	ROAD		DIST. VALUE
	SEGMENT		DIST. SURVEYABLE
	WALL		DIST. TIME OF DAY
	PROPERTY LINE		RELAYED SURVEY MEASUREMENT

ABBREVIATIONS	
BLDG	EXIST. BUILDING
EXBY	EXIST. ELECTRICAL BOX
EXTR	EXIST. TRANSFORMER
FT	EXIST. FIRE HYDRANT
SNAP	EXIST. HANDCAP SIGN
EXST	EXIST. STREET SIGN
TLBX	EXIST. TELEPHONE BOX
WVBP	EXIST. BACK FLOW ASSEMBLY
WVNT	EXIST. WATER METER
W/	WITH

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IN WRITING TO OFFICE OF EGWASTE.

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**DYNAMIC**  
CONSULTING ENGINEERS, INC.  
755 DESERT GARDENS DRIVE, EL CENTRO, CA  
1800 BURNING WOODS BLVD., LOS ANGELES, CA

PREPARED UNDER THE DIRECT SUPERVISION OF:	8482	P.I.S. NO.	12/31/10
		DAVID BELTRAN P.I.S.	REC. EXP.
			DATE

[illegible]

NO.	REVISIONS	APPROVED	DATE

**UNAUTHORIZED CHANGES & USES:** The engineer preparing these plans will not be responsible, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the engineer of record. The engineer of record is responsible for the content and use of the plans.

**BENCHMARK:** The benchmark is the point of reference for the project. It is the point of reference for the project. It is the point of reference for the project.

**REVISIONS:** The revisions are the changes to the plans. They are the changes to the plans. They are the changes to the plans.

**APPROVED:** The approved is the signature of the engineer of record. It is the signature of the engineer of record. It is the signature of the engineer of record.

**DATE:** The date is the date of the revision. It is the date of the revision. It is the date of the revision.

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**CONSULTING ENGINEERS, INC.**  
755 DESERT GARDENS DRIVE, EL CENTRO, CA 92243.

TENTATIVE PARCEL MAP NO. 059-010-042  
CALEXICO TEN MOVIE THEATER

DATE: 05/18/09  
SCALE: 1"=40'  
DESIGN: DB  
DRAWING NO:  
JOB NO.

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CALEXICO FINDING THAT THE CITY'S  
LAND TRANSFER AGREEMENT WITH PACIFIC MEDIA  
PROPERTIES DBA MEDICAL OFFICE BUILDING, LLC IS  
IN CONFORMITY WITH THE GENERAL PLAN OF THE  
CITY OF CALEXICO, CALIFORNIA.

WHEREAS, the Planning Commission received a request to deem the land transfer of Parcel No. 1 of TPM No. 059-010-042 between the City Redevelopment Agency and Pacific Media Properties dba Medical Office Building, LLC in conformity with the General Plan; and

WHEREAS, the Planning Commission approved TPM No. 059-010-042 at their regular meeting held on July 27, 2009; and

WHEREAS, the Planning Commission heard and considered the above land transfer conformity request at a public meeting on January 11, 2010; and

WHEREAS, the City needs to enter into this land transfer arrangement to sell land to Pacific Media Properties dba Medical Office Building, LLC which will in turn construct a medical office building; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CALEXICO AS FOLLOWS:

SECTION 1. The above-listed recitals are true and correct.

SECTION 2. All reports presented to the Planning Commission on January 11, 2010 related to this matter are hereby incorporated herein by reference.

SECTION 3. After considering the matter, the Planning Commission finds that the proposed land transfer is in conformity with the General Plan.

PASSED, ADOPTED, AND APPROVED by the Planning Commission of the City of Calexico at the regular meeting this 11th day of January, 2010.

  
Carlton Hargrave, Chairperson

PLANNING COMMISSION  
RESOLUTION NO. 2010-04  
PAGE 2

STATE OF CALIFORNIA    )  
CITY OF CALEXICO        )       ss.  
COUNTY OF IMPERIAL    )

I, Armando G. Villa, Planning Commission Secretary of the City of Calexico, do hereby certify under the penalty of perjury, that the foregoing Resolution No. 2010-\_\_\_, was duly adopted by the Planning Commission at a meeting of said Commission held on the 29th day of January, 2010, and that it was so adopted by the following vote:

AYES: Lopez, Cardenas, Higuera, Hargrave.  
NOES: Rodriguez.  
ABSTAIN:  
ABSENT:

ATTEST:



\_\_\_\_\_  
Armando G. Villa, Secretary-Director

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CALEXICO, CALIFORNIA, APPROVING  
TENTATIVE PARCEL MAP NO. 059-010-042 WHICH  
PROPOSES THE SUBDIVISION OF APPROXIMATELY 4.86  
ACRES OF LAND IN ORDER TO CREATE THREE PARCELS

WHEREAS, the City of Calexico, Redevelopment Agency has filed an application for approval of the subdivision of about 4.86 acres of land, located at 2441 Scaroni Road, in order to create three (3) commercial lots; and

WHEREAS, the Planning Commission of the City of Calexico has been delegated with the responsibility of approving tentative subdivision maps that subdivide land; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Development Services Department and other interested parties at a public hearing held with respect to this item on July 27, 2009.

NOW THEREFORE, the Planning Commission of the City of Calexico DOES HEREBY RESOLVE as follows:

**SECTION 1.** The Planning Commission finds and determines that the project is exempt from formal environmental review pursuant to Section 15315 - minor land divisions, in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

**SECTION 2.** That in accordance with the State Subdivision Map Act and requirements of the City of Calexico, the following findings and conditions of approval for the Tentative Parcel Map No. 059-010-042 and attached hereto as **Exhibit A** have been made as follows:

**FINDINGS:**

- a) The proposed subdivision, together with the provisions for the design and improvement, are consistent with the City's General Plan; Zoning Ordinance, Subdivisions Ordinance; and the State Subdivision Map Act.

*The design of the subdivision is consistent with the General Plan and Zoning designations. The project is consistent with the designated land use planning area, development and design standards, and all other appropriate requirements contained in the General Plan, Calexico Municipal and Zoning Codes, and Subdivision Map Act.*

- b) The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

*The subdivision is consistent with the land use plan, engineering standards and programs, and all other appropriate requirements contained in the General Plan. The Tentative Parcel Map is consistent with the General Plan and Zoning Code designations and other applicable engineering standards.*

- c) The effects this proposed subdivision is likely to have upon the region, the public service requirements of its residents, and the available fiscal and environmental resources have been considered and balanced.

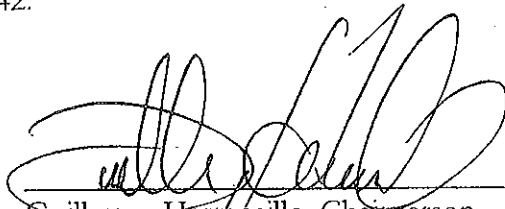
*The subdivision is consistent with the City's General Plan and Subdivision and Zoning Ordinances and will not result in any adverse environmental impact.*

## CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the approval of the proposed City of Calexico Redevelopment Agency Tentative Parcel Map including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.
2. The project shall include the development of three (3) parcels, in accordance with the California Subdivision Map Act.
3. The applicant shall pay all applicable fees in accordance with the Calexico Northwest Assessment area fee schedule.
4. Prior to the recordation of the final parcel map, a reciprocal access/parking agreement for parcel #1, parcel #2 and parcel #3 shall be provided to the city for approval and recordation. Said agreement shall provide for a minimum of three hundred eighty-five (385) improved off-street parking spaces for the sole use of the current theater operation.
5. Any future development of parcel#1 and/or parcel #2 shall be subject to the development standards of the city.
6. The Tentative Parcel Map shall expire two (2) years from the date of approval, unless within that period of time, an extension of time is granted by the City in accordance with the State Subdivision Map Act and Subdivision Ordinance (Chapter 16) of the Calexico Municipal Code.

7. Prior to the issuance of the first certificate of occupancy, all street dedications and off-site improvements (e.g. curb, gutter, sidewalk and paving shall be provided to city standards).
8. The Tentative Parcel Map shall comply with all applicable requirements of the State of California Subdivision Map Act and the City's Subdivision Ordinance and Zoning Ordinances, unless modified by the Conditions of Approval.
9. The project shall comply with applicable staff comments labeled Exhibit A of the Planning Commission staff report and all other applicable Federal, State and local codes, ordinances and resolutions.

NOW, THEREFORE, subject to the above findings and conditions, the Planning Commission of the City of Calexico DOES HEREBY APPROVE the Calexico Redevelopment Agency Tentative Parcel Map No. 059-010-042.

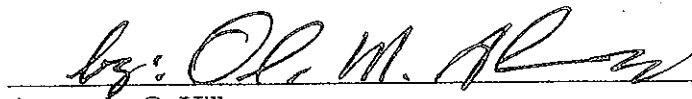


Guillermo Hermosillo, Chairperson  
Calexico Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on July 27, 2009 by the following vote:

AYES: Martinez, Hargrave, Hermosillo, Higuera, Rodriguez.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

ATTEST:



Armando G. Villa  
Secretary - Director

# CALEXICO 10 PARKING SURVEY

Date	Survey Time	Cars	Motorcycles	Other*	TOTAL
Tuesday, December 29, 2009	2:50 PM	28	1	1	
	4:00 PM	30	0	1	
	4:50 PM	41	0	1	
	8:00 PM	57	✱	2	
TOTAL		156	1	5	162
Wednesday, December 30, 2009	12:50 PM	10	0	0	
	1:40 PM	13	0	0	
	2:50 PM	19	0	2	
	4:00 PM	18	0	1	
	4:50 PM	24	0	1	
	8:00 PM	55	✱	3	
TOTAL		139	0	7	146
Thursday, December 31, 2009	12:50 PM	8	0	0	
	1:40 PM	15	✱	0	
	2:50 PM	12	0	0	
	4:00 PM	9	0	0	
	4:50 PM	11	0	0	
	8:00 PM	7	0	0	
TOTAL		62	0	0	62
Monday, January 04, 2010	5:30 PM	17	✱	1	
	7:30 PM	10	0	0	
TOTAL		27	0	1	28
Tuesday, January 05, 2010	5:30 PM	25	0	3	
	7:30 PM	39	0	3	
TOTAL		64	0	6	70
Wednesday, January 06, 2010	5:30 PM	14	0	2	
	7:30 PM	19	✱	2	
TOTAL		33	0	4	37

\* R-V, Semitrucks

~~In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as specified for joint use in Section 17.13.166. (Ord. 606 § 2 (part), 1966; prior code § 8174.3)~~

#### 17.13.166 Joint use.

A. Designated. The city planning commission with approval of the city council may, upon application by the owner or lessees of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified in this section:

1. Up to fifty percent of the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use. Up to fifty percent of the parking facilities required by this chapter for use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area is subject to conditions set forth in subsection C of this section.
2. Up to one hundred percent of the parking facilities required by this chapter for a church or for an auditorium incidental to a public or parochial school may be supplied by parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area is subject to conditions set forth in subsection C of this section.

#### B. Daytime and Nighttime Uses.

1. The following uses are typical daytime uses: banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses.
2. The following uses are typical of nighttime and/or Sunday uses: auditoriums incidental to a public or parochial school, churches, dancehalls, theaters and bars.

#### C. Conditions Required for Joint Use:

1. The building or use for which an application is being made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within one hundred and fifty feet of such parking facility.
2. The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.
3. Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the city council as to form and content. Such instrument when approved as conforming to the provisions of this title shall be recorded in the office of the county recorder and copies thereof filed with the planning commission and the city council. (Ord. 606 § 2 (part), 1966; prior code § 8174.4)

#### ~~17.13.167 Common facilities.~~

~~Common parking facilities may be provided in lieu of the individual requirements contained in this chapter, but such facilities shall be approved by the commission as to size, shape and relationship to business sites to be served, provided the total of such off-street parking spaces,~~

ATTACHMENT 6